



Appeal Decision

Site Visit made on 8 February 2021

by Mr Andrew Smith BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 16th February 2021

Appeal Ref: APP/E3715/D/20/3264199

8 Mosedale, Brownsover, Rugby CV21 1SE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Ms Catherine Lines against the decision of Rugby Borough Council.
 - The application Ref R20/0756, dated 3 September 2020, was refused by notice dated 9 November 2020.
 - The development proposed is a single storey side extension.
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Decision

1. The appeal is allowed and planning permission is granted for a single storey side extension at 8 Mosedale, Brownsover, Rugby CV21 1SE in accordance with the terms of the application, Ref R20/0756, dated 3 September 2020, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: ED20-047-EB; ED20-047-PB; ED20-047-01; ED20-047-02.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used to the existing building.

Main Issue

2. The effect upon the character and appearance of the host dwelling and surrounding area.

Reasons

3. The appeal site contains an end-of-terrace dwelling and associated areas of hardstanding and private garden. The appeal property makes up part of a modern residential estate that is typically comprised of terraced blocks of two-storey housing. Properties are set upon a variety of different orientations and building lines and tend to exhibit differing ridge heights, such that a somewhat mixed and informal residential character and appearance is in place local to the site.
4. The main parties to this appeal dispute which elevation of the property constitutes its principal elevation. This difference of opinion has arisen from the main entrance being positioned to the property's side. Nevertheless, even if the property's principal elevation could be correctly identified as being where

the main entrance is located, this elevation is read and experienced as a secondary side elevation when the terraced block (which contains the appeal property) is taken and considered as a whole.

5. Indeed, the extension would occupy a discreet location setback from the site's frontage. Whilst the extension would be visible (at least in part) from publicly accessible areas, it would appear as a modest and low-impact addition to both the host dwelling and the wider streetscene. Although I am unaware of any similarly positioned flat-roofed extension close by, the proposal would have an acceptable and unobtrusive effect within an area where I have identified a somewhat mixed and informal residential character and appearance to exist.
6. For the above reasons, the proposal would not cause harm to the character and appearance of the host dwelling and surrounding area. The proposal accords with Policy SDC1 of the Rugby Borough Council Local Plan 2011-2031 (adopted June 2019) (the Local Plan) and the National Planning Policy Framework (February 2019) in so far as these policies set out that new development will only be supported where the proposal is of a scale, density and design that responds to the character of the area in which it is situated.
7. Consistent with the requirements of Policy GP1 of the Local Plan, the proposal accords with the development plan when read as a whole and material considerations do not lead me to a decision otherwise.

Conditions

8. In the interests of certainty, a condition specifying the approved plans is required. In the interests of protecting the character and appearance of the area, a condition is reasonable and necessary to require that external facing materials match those used to the existing dwelling.

Conclusion

9. For the reasons given above, the appeal is allowed subject to conditions.

Andrew Smith

INSPECTOR